

## **CARMEL TECHNICAL ADVISORY COMMITTEE MINUTES**

**Date:** November 15, 2006  
**Place:** Department of Community Services Conference Room  
3rd Floor - Carmel City Hall  
**Time:** 9:00 AM

**9:00 a.m.** **CMC Properties, Sec 2, lot 3 - Holiday Inn**

The applicant seeks the following use variance approval for a full-service hotel use:

**Docket No. 06100016 UV Section 16.01 permitted uses**

The site is located at the northwest corner of 131<sup>st</sup> St. and Meridian St. and is zoned B-5/Business within the US 31 Overlay.

Filed by DeBoy Land Development Services, Inc for Motels of Carmel, LLP.

**Present for the Petitioner:** Mike DeBoy and Brent White with DeBoy Land Development Services.

**Petitioner's Presentation:** Brent White introduced the project. He said that the hotel would be a six-story hotel with a conference center.

**Greg Hoyes, Hamilton County Surveyor's Office:** He said that with regards to the Use Variance, he doesn't have any comments. He said that he had made some comments with regards to the regulated drain and the hotel encroaching some easements. He said that they realize that there are other things to be worked out before they would have to work out those issues, so he said that he would remain in touch with the petitioner as things progress.

**Chuck Shupperd, Vectren Energy:** He said that he doesn't have any problem with the use variance.

**Shirley Hunter, Duke Energy:** She said that she doesn't have any problem with the use variance. She gave the petitioners a new service request form. She clarified that the petitioners would not need service for at least twelve months.

**Nick Redden, Carmel Engineering:** He said that they had no comments regarding the use variance.

**Karyn Ryg, DOCS:** She said that she had no issues with the variance request. She did make the petitioner aware that, for future plans, the site would require bicycle parking and a path.

**Matt Griffin, DOCS:** He said that he had no comments on the use variance. He said that should the use variance get approved, they would provide the petitioners with a whole sheet of comments on the site plans.

**Christine Barton-Holmes, DOCS:** She said that she had no comments on the

use variance, but that she would have comments at the DP/ADLS phase.

...END...

**9:15 a.m.**

**Docket No. 06110003 SP: Midwest ISO Replat**

The applicant seeks approval to plat 2 lots on 10.042 acres.

The site is located at the northwest corner of City Center Drive and West Carmel Drive, and is zoned M3.

Filed by Stacey Fouts of DeBoy of Land Development Services for Lauth Property Group, LLC.

**Present for the Petitioner:** Mike DeBoy and Brent White with DeBoy Land Development Services.

**Petitioner's Presentation: Brent White** introduced the project. He said that they were proposing to make two lots out of the site. He said that the petitioners still haven't decided what they will be doing with the outlot.

**Greg Hoyes, Hamilton County Surveyor's Office:** He said that he had no concerns with the replat.

**Chuck Shupperd, Vectren Energy:** He said that he had no issues with the replat.

**Shirley Hunter, Duke Energy:** She said that she had talked to Shawn South. She said that he had indicated that he didn't have finalized plans and that he would like to have finalized plans and an AutoCAD file.

**Nick Redden, Carmel Engineering:** He said that Carmel Engineering had requested a print of a plat and that they would provide comments on the project when they received the print of the plat.

**Karyn Ryg, DOCS:** She said that she had not had a chance to review the project yet. She said that she would provide comments when she was done reviewing the plat.

**Matt Griffin, DOCS:** He said that the primary plat would appear on the Plan Commission agenda November 21, 2006. He also noted that there would be a mandatory waiting period on the plats.

**Christine Barton-Holmes, DOCS:** She had no comments.

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**9:30 a.m.**

**Docket No. 06110005 Replat: Block H, West Carmel Marketplace**

The applicant seeks approval to reconfigure Block H within West Carmel Marketplace.

The site is located north of 98<sup>th</sup> Street on Michigan Road, and is zoned B3.

Filed by John R. Heshelman of Woolpert, Inc. for Duke Construction, LLC.

**Present for the Petitioner:** John Heshelman with Woolpert, Inc.

**Petitioner's Presentation:** John Heshelman introduced the project.

**Greg Hoyes, Hamilton County Surveyor's Office:** He said that he sent the petitioners a letter and that he had no concerns with the replat.

**Chuck Shupperd, Vectren Energy:** He said that he had no comments on the replat.

**Shirley Hunter, Duke Energy:** She said that she had no comment on the replat because the project was IP&L territory.

**Nick Redden, Carmel Engineering:** He said that it was outside of their jurisdiction.

**Karyn Ryg, DOCS:** She said that she had no comments on the replat.

**Matt Griffin, DOCS:** He said that his only comment would be that the six-foot landscape strip wouldn't be necessary if the petitioners don't put parking in the front, but he said that they probably will.

**Christine Barton-Holmes, DOCS:** No additional comments on the replat.

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**9:45 a.m.**

**Docket No. 06110006 Replat: Lots 46B 1 & 2, Little Farms Addition Replat.**

The applicant seeks approval to divide Lot 46B into two parcels, within the Little Farms Addition.

The site is located north of 104<sup>th</sup> Street on Ethel Street, and is zoned R3. Filed by Chris Badger of Badger Engineering for First Contact, LLC.

**Present for the Petitioner:** Michael Mergell with R.G. Thomas and Chris Badger with Badger Engineering.

**Petitioner's Presentation: Chris Badger** said that the comments from the comment letters have been addressed. He said that they were making changes to the plat for the lenders and the assessor's office to have simple title. He said that an ingress/egress had been provided for access to the other lot.

**Greg Hoyes, Hamilton County Surveyor's Office:** He said that the comment letter went to Nathan Althouse at Miller Surveying. He said that his only comment is that it should be the County Board of Commissioners instead of the Carmel Board of Works.

**Chris Badger** said that he wasn't sure that it had to go the Board of Commissioners because there was no Right of Way involved in the platting

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process and no easements being changed. He said that there wouldn't be any involvement by the County.

**Greg Hoyes, Hamilton County Surveyor's Office:** He said that it would be up to the Hamilton County Recorder's office if they would accept it for recording without their signatures. He said that if they wouldn't, it would have to be signed by the County Commissioners.

**Chuck Shupperd, Vectren Energy:** He said that he had no comments.

**Shirley Hunter, Duke Energy:** She said that she had no comments.

**Nick Redden, Carmel Engineering:** He said that he had no comments.

**Karyn Ryg, DOCS:** She said that she had no comments.

**Matt Griffin, DOCS:** He said that he had no comments.

**Christine Barton-Holmes, DOCS:** She said that she had no comments.

...END...

**10:00 a.m.**

**Docket No. 06110007 SP: Sun/Mundy One, Two, Three Plat**

The applicant seeks approval to divide two lots into three for ownership purposes. The site is located north of 106<sup>th</sup> Street on Michigan Road, and is zoned B2. Filed by K. Nathan Althouse of Miller Surveying, Inc for Mundy Realty, Inc.

**Present for the Petitioner:** K. Nathan Althouse with Miller Surveying

**Petitioner's Presentation:** **K. Nathan Althouse** introduced the project. He said that the site was an existing Marsh store and they were dividing the lot for ownership. He said that lot 3 was going to be owned by the Village Pantry that exists on the site.

**Greg Hoyes, Hamilton County Surveyor's Office:** He said that he sent the petitioner a comment letter. He said that there was one concern with an easement covering up a pipe through lot 3. He said that if the ownership on that lot is the only thing changing, there wouldn't be an issue. He said that he would look into the statute on this, but that he believed that the plat would have to be signed by the County Commissioners.

**Chuck Shupperd, Vectren Energy:** He said that he had no comment on the replat.

**Shirley Hunter, Duke Energy:** She said that she had no comments on the replat.

**Nick Redden, Carmel Engineering:** He said that the project was outside of their jurisdiction.

**Karyn Ryg, DOCS:** She said that she had no comments on the replat.

**Matt Griffin, DOCS:** He said that the petitioner needed to get the docket number on the plat and other than that he had no comment on the replat.

**Christine Barton-Holmes, DOCS:** She said that she had no comments on the replat.

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**10:15 a.m.**     **Docket No. 06110008 Replat: 2<sup>nd</sup> Amendment to the Replat of Lots 31A, 32A, & 33A**

The applicant seeks approval to reconfigure three residential lots.  
The site is located at Turner Drive and Ethel Street, and is zoned R3  
Filed Chris Badger of Badger Engineering for RG Thomas.

**Present for the Petitioner:** Chris Badger with Badger Engineering and Michael Mergell with R. G. Thomas.

**Petitioner's Presentation:** Chris Badger introduced the project. He said that the revision to the plat was to divide the lots. He said that there were no changes to lot dimensions, right of way, or easements.

**Greg Hoyes, Hamilton County Surveyor's Office:** He said that he had no comments.

**Chuck Shupperd, Vectren Energy:** He said that he had no comments.

**Shirley Hunter, Duke Energy:** She said that she had no comments.

**Nick Redden, Carmel Engineering:** He said that he had no comments.

**Karyn Ryg, DOCS:** She said that she had no comments.

**Matt Griffin, DOCS:** He said that he had no comments.

**Christine Barton-Holmes, DOCS:** She said that she had no comments.

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**10:30 a.m.**     **Docket No. 06110009 TAC: Village of West Clay Regent's Building**

The applicant seeks to construct a two-story, 4,800-square foot mixed-use building within the Village of West Clay.  
The site is located on Horseferry Road and is zoned PUD.  
Filed by Brandon Burke of Schneider Engineering for Brenwick Development.

**Present for the Petitioner:** Andy Kern with Brenwick Development, and Brandon Burke with Schneider Corp.

**Petitioner's Presentation: Brandon Burke** said that the building would be located in section 3001 A, Block E. He said that it is on the Northeast Corner of Horseferry Road and Birdcage Walk. He said that the Regent's building was a 2-story building with approximately 4800 square feet per floor. He said that the first floor would be retail and that the second floor would be residential.

**Greg Hoyes, Hamilton County Surveyor's Office:** He said that he sent Brandon Burke a letter. He said that it looks like the petitioner will need a couple of permits and that they would need as-builds for the new structure that they are adding to the regulated drain.

**Chuck Shupperd, Vectren Energy:** He said that he had main out on both streets there, so he said that he would just need them to call for connection.

**Shirley Hunter, Duke Energy:** She said that she heard from Nancy on the easement and that was going to be approved. She said that the petitioners would need a new service request. She clarified that the building to the South was going to be a house. She said that she just needed the AutoCAD file. She said that she had planned for three-phase and would need to know as soon as possible if the building would require it or not.

**Nick Redden, Carmel Engineering:** He said that they were still reviewing the project and that he would get the petitioner their comments as soon as they became available.

**Karyn Ryg, DOCS:** She said that she did not have any comments at this time.

**Matt Griffin, DOCS:** He said that his only comment was that the petitioners would need to provide the Department with elevations of all four sides.

**Christine Barton-Holmes, DOCS:** She said that she did not have any comments at this time.

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**10:45 a.m.**

**Docket No. 06110010 TAC: Village of West Clay CVS**

The applicant seeks to construct a CVS retail store & pharmacy within the Village of West Clay.

The site is located at the southwest corner of 131<sup>st</sup> Street and Towne Road and is zoned PUD.

Filed by Mike Jett of American Consulting, Inc.

**Present for the Petitioner:** Andy Kern with Brenwick Development and Craig Forgey and John McGregor with American Consulting.

**Petitioner's Presentation: Craig Forgey** said that the building would be a standard CVS with the exception that the building would have a significantly different look than what CVS buildings have had in the past.

**Greg Hoyes, Hamilton County Surveyor's Office:** He said that the building would require development permits. He said that the storm drains were going to be private. He clarified that this would be platted in blocks like the other Village of West Clay commercial. He said that there had been some issues with landscaping in what will be a regulated drain easement. He said that he had sent a comment letter to Mike Jett with American Consulting.

**Chuck Shupperd, Vectren Energy:** He said that he had a main out there.

**Shirley Hunter, Duke Energy:** She said that she was going to have to coordinate conduits here. She said that the petitioners needed to let her know a probable in-service date because she would need to plan for the temporary power. She said that the petitioners needed to send her an AutoCAD drawing.

**Nick Redden, Carmel Engineering:** He said that they are still reviewing the project and that he would provide the petitioners with comments as soon as they were available.

**Karyn Ryg, DOCS:** She said that her only comment was that she believed that Brenwick had worked out a deal with the City to install the ten foot asphalt path along 131<sup>st</sup> street. She said that any future revisions should show the ten-foot asphalt path along 131<sup>st</sup> street located about one foot in from the right-of-way. She said that they could label it "future path".

**Matt Griffin, DOCS:** He said that the only comment that he had was on the western border where the sidewalk ramps into the intersection. He said that it should be angled to tie into that path.

**Christine Barton-Holmes, DOCS:** She said that she had no comments at this time.

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**11:00 a.m.**

**Docket Nos. 06110012 PUD/06110013 ADLS: Cobblestone Commons**

The applicant seeks to create 24 detached single-family residences on 2.59 acres. The site is located at 740-760 and 780 1<sup>st</sup> Avenue NW, and 121, 131, and 135 8<sup>th</sup> Street NW, and is zoned R2 Residential, pending approval to the PUD classification.

Filed by Jim Shinaver of Nelson & Frankenberger, for Uptown Partners, LLC.

**Present for the Petitioner:** Eric Carter and Jim Shields with Weihe Engineers, Justin Moffett and John Hefton with Uptown Partners, and Jim Shinaver with Nelson and Frankenberger representing the petitioner.

**Petitioner's Presentation:** **Jim Shinaver** introduced the project. He said that the project was for a rezone, as well as the ADLS. He said that the matter would not be coming back before the Technical Advisory Committee until the Secondary Plat phase, so the more comments that they could collect, the better.

**Greg Hoyes, Hamilton County Surveyor's Office:** He said that he didn't send



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the petitioner a comment letter. He said that the petitioners need to provide him with the drainage calculations.

**Jim Shields** said that they have had some engineering challenges in terms of drainage on the site. He said that the petitioners would be oversizing and doing onsite storage with some of the pipes. He said that there would be primary outlet to the South down to another tract of land South of the Beckenridge subdivision. He said that they would be constructing a dry basin on that property and having an outlet to the existing regulated drain. He said that they finally got the calculations to work.

**Chuck Shupperd, Vectren Energy:** He said that he didn't see any utility easements to run mains to individual homes. He said that they would need some sort of easements along the private access drive to run their mains along.

**Shirley Hunter, Duke Energy:** She clarified that the petitioner had been in contact with Sean South at her office. She clarified that the petitioners would have to include Utility easements. She also said that they would eventually need AutoCAD drawings.

Discussion ensued regarding the utility easements and the petitioners intended conduit installation.

**Shirley Hunter, Duke Energy:** She clarified that the petitioners could not use dual trenches for the power.

**Nick Redden, Carmel Engineering:** He said that the Engineering Department was still reviewing the project and that they would provide the petitioners with comments when they were finished with the review.

**Jim Shields** said that they had received a letter from the Transportation Coordinator. He said that there were still items that they were intending to submit to Carmel Engineering as quickly as possible with regards to the drainage calculations and report.

**Karyn Ryg, DOCS:** She said that the Alternative Transportation Plan sets a five-foot minimum on all sidewalks in the City. She said that the PUD language and internal sidewalks shown on the plans would need to be increased to reflect that. She said that a ten-foot asphalt path would have to be installed along 136<sup>th</sup> street. She said that the paths have to be located in the right of way or in access easements. She said that she would like the petitioners to add a sentence to section 12 of the PUD ordinance where it talks about the connection to the Monon. She said that it should say that the Monon connection requires final approval by the Parks Director and the DOCS Transportation Systems coordination. She said that they just want to ensure that the connection is approved by everyone.

**Jim Shields** asked Karyn Ryg if it may be a possibility for them to install a five-foot path in lieu of the ten-foot multi-use path and they could mimic what Centex



did across the street.

**Karyn Ryg, DOCS:** She responded that she would check with Gary Duncan and Mike McBride to see if a reduced-width path would work along 136<sup>th</sup> street, but she said that she was almost certain that five feet would not be acceptable and that it wouldn't be wide enough for the users and the development's proximity to the Monon. She said that the perimeter paths are intended to serve the community as a whole. She said that a five-foot path would not be wide enough for pedestrians and bicyclists both. She said that the City Council might have a tough time with the five-foot path and possibly with a reduced-width path as well. She said that she would run it by Gary Duncan and Mike McBride.

**Jim Shinaver** suggested that Karyn Ryg discuss the path situation with Ron Carter to see what his feelings on it were prior to the Council meeting

**Jim Shields** asked if the City wanted all of the internal paths to be five-foot paths as well. He said that they have four-foot proposed on the plans because the site is so tight.

**Karyn Ryg, DOCS:** She said that is a standard that the City has really held to and that the City feels that a four-foot sidewalk is just not wide enough. She said that the petitioners will likely be held to that standard by the Council no matter what.

**Matt Griffin, DOCS:** He said that the Monon buffer should be made a very light line weight. He said that the plaza next to the Monon should be developed and shown on the plans for Plan Commission. He clarified the purpose of the emergency vehicle ingress/egress. He said that they would need to see the elevations for the units along Smokey Row. He said that the petitioners should consider doing some plantings that would help to kill the headlight glare into the Traditions on the Monon. He said that on the Cobblestone sections of the road, the Department would highly recommend that the petitioner use pervious paving surfaces. He said that the petitioners should follow-up with Scott Brewer.

**Christine Barton-Holmes, DOCS:** She said that they would want to see four-sided elevations. She said that the petitioners should be prepared at Committee to show building materials and color schemes as well as floor plans because the Commission members may ask to see those.

...END...